



Board of Zoning Appeals

601 Lakeside Avenue, Room 516

Cleveland, Ohio 44114-1071

[Http://planning.city.cleveland.oh.us/bza/cpc.html](http://planning.city.cleveland.oh.us/bza/cpc.html)

216.664.2580

DECEMBER 17, 2018

Calendar No. 18-264:

6513 Union Avenue

Ward 6

Blaine A. Griffin

17 Notices

East West LLC., owner, proposes to establish use as storage/warehouse inside the structure located in a C2 Local Retail Business District. The owner appeals for relief from the strict application of Section 341.01 of the Cleveland Codified Ordinances which states that storage or warehouse is not permitted in a Local Retail Business District but is first permitted in a Semi-Industry District per 345.03(c)(33). (Filed November 26, 2018)

9:30

Calendar No. 18-265:

1528 E. 120 St.

Ward 9

Kevin Conwell

11 Notices

B.R. Knez proposes to erect a 25' x 36' two story frame single family residence with a detached garage on a Cuyahoga County Land Bank Lot located in a C1 Multi-Family Residential District. The owner appeals for relief from the strict application the following sections of the Cleveland Codified Ordinances:

1. Section 337.23(a) which states that an accessory building shall not be less 10' from main building on adjacent lot; proposing 7.2'
2. Section 357.06(a) which states that the required front yard setback is 12.75, proposing 12'.
3. Section 357.09(b)(2)(B) which states that the Required Interior Side yard of 8' is required; proposing 5'.
4. Section 357.13(b)(4) which states that Open Front Porch shall not be less than 10'; proposing 6'.
5. Section 341.02(b) which states that City Planning approval is required prior to the issuance of a building permit. (Filed November 26, 2018)

9:30

Calendar No. 18-266:

3909 Bailey Avenue

Ward 3

Kerry McCormack

28 Notices

B.R. Knez proposes to erect an 18' x 44' two story frame single family residence with a detached garage on a Cuyahoga County Land Bank Lot located in a B1 Two-Family Residential District. The owner appeals for relief from the strict application the following sections of the Cleveland Codified Ordinances:

6. Section 337.23(a) which states that an accessory building shall not be less 10' from main building on adjacent lot; proposing 1.5'.
7. Section 357.06(a) which states that the required front yard setback is 23.2'; proposing 12'.

8. Section 357.09(b)(2)(B) which states that the Required Interior Side yard of 6.6' is required; proposing 5.12'.
9. Section 357.13(b)(4) which states that Open Front Porch shall not be less than 10' from property line; proposing 6'.
10. Section 341.02(b) which states that City Planning approval is required prior to the issuance of a building permit. (Filed November 26, 2018)

9:30

Calendar No. 18-267:

2291 W. 38 St.

Ward 3

Kerry McCormack

28 Notices

B.R. Knez proposes to erect an 25' x36' two story frame single family residence with a detached garage on a Cuyahoga County Land Bank Lot located in a B1 Two-Family Residential District. The owner appeals for relief from the strict application the following sections of the Cleveland Codified Ordinances:

1. Section 337.239(a) which states that an accessory building shall not be less 10' from main building on adjacent lot; proposing 4.6'. This section also states that an accessory garage shall be on the rear half of lot or 34' back from the front property line; proposing 26'
2. Section 355.04(b) which states that the Maximum Gross Floor Area shall not exceed 50 percent of lot size or in this case 1700 square feet; proposing 1772.
3. Section 357.05(b)(2) which states that the side street yard for rear of corner lot has established building line of 6'; proposing 5'.
4. Section 357.06(a) which states that the required Front Yard Setback is 12.75', proposing 12'.
5. Section 357.08(b)(1) which states that the required Rear yard shall not be less than 27.10'; proposing 3'.
6. Section 357.09(b)(2) (A) which states that a dwelling shall not be less than 10' from a main dwelling on adjacent lot; proposing 4.6'.
7. Section 357.13(c) which states that an Air conditioning condenser is not a permitted rear yard encroachment.
8. Section 357.13(b)(4) which states that Open front porch shall not be less than 10' from property line; proposing 6'.
9. Section 341.02(b) which states that City Planning approval is required prior to the issuance of a building permit. (Filed November 26, 2018)

9:30

Calendar No. 18-268:

2306 W. 38 St.

Ward 3

Kerry McCormack

28 Notices

B.R. Knez proposes to erect a 25' x 42' two story frame single family residence with a detached garage on a Cuyahoga County Land Bank Lot located in a B1 Two-Family Residential District. The owner appeals for relief from the strict application the following sections of the Cleveland Codified Ordinances:

1. Section 357.13(b)(4) which states that Open front porch and porch roof shall not be less than 10' from property line; proposing 7' and 6'.
2. Section 341.02(b) which states that City Planning approval is required prior to the issuance of a building permit. (Filed November 26, 2018)

9:30

**Calendar No. 18-269: 7105 Lorain Ave./
Denial of Second Hand License
LUFU18-00239**

**Ward 15
Matt Zone**

Rhinestoneman LTD., owner, appeals under the authority of Section 76-6(b) of the Charter of the City of Cleveland and Section 329.02(d) of the Cleveland Codified Ordinances from the decision of the Division of Assessments and Licenses to deny Second Hand License Application # **LUFU18-00239** (Filed November 27, 2018).

9:30

Calendar No. 18-270: 3340 W. 50 St.

**Ward 14
Jasmine Santana
14 Notices**

Cleveland Housing Network, owner, proposes to erect a two story single family residence with a detached garage in a B1 Two-Family Residential District. The owner appeals for relief from the strict application the following sections of the Cleveland Codified Ordinances:

1. Section 357.13(b)(4) which states that an Open Front Porch shall not be less than 10' from property line; proposing 7'.
2. Section 341.02(b) which states that City Planning approval is required prior to the issuance of a building permit. (Filed November 27, 2018)

9:30

Calendar No. 18-271: 3194 W. 52 Street

**Ward 14
Jasmine Santana
12 Notices**

Cleveland Housing Network, owner, proposes to erect a two story single family residence with a detached garage in a B1 Two-Family Residential District. The owner appeals for relief from the strict application the following sections of the Cleveland Codified Ordinances:

1. Section 357.13(b)(4) which states that an open porch is permitted provided that it does not project more than six (6) feet, does not extend within ten (10) feet of the street line and does not aggregate a vertical area in any story more than twenty percent (20%) of the area of the façade in that story. The proposed 19'-2"x7'-6" porch is within 7'-6" of the street line.
2. Section 341.02(b) which states that City Planning approval is required prior to the issuance of a building permit. (Filed November 27, 2018)

9:30

Calendar No. 18-272: 3257 W. 38 Street

**Ward 14
Jasmine Santana
16 Notices**

Cleveland Housing Network, owner, proposes to erect a one story single family residence with an attached garage in a B1 Two-Family Residential District. The owner appeals for relief from the strict application the following sections of the Cleveland Codified Ordinances:

1. Section 357.05(a) which states that the side street line setback for corner lot in a Residence District shall be not less than 10 percent of the average width of such lot or 5 feet, proposing 3 feet.

2. Section 357.06(a) which states that the average of the setbacks of the existing buildings within 100 feet on both sides of any lot shall determine the location of required front yard line for that lot which is in this case 23 feet; proposing 22.8'
3. Section 357.09(b)(2)(B) which states that the aggregate width of side yards on the same premises shall not be less than 10 feet; proposing 8 feet.
4. Section 357.09(b)(2)(A) no building shall be erected less than ten feet from a main building on an adjoining lot. The proposed distance to main building on side lot is 5'-0".
5. Section 357.13(b) which states that open porches shall not project more than 6 feet, proposing 6.50'
6. Section 341.02(b) which states that City Planning approval is required prior to the issuance of a building permit. (Filed November 27, 2018)

POSTPONED FROM DECEMBER 3, 2018

9:30

Calendar No. 18-249:

805 Brayton Ave.

Ward 3

Kerry McCormack

8 Notices

PRO Built, owner, proposes to erect a 2,269 square foot, 3 story frame single family residence with 20'x20' detached garage in a B1 Two-Family Residential District. The owner appeals for relief from the strict application of the following sections of the Cleveland Codified Ordinances:

1. Section 355.04(a) which states that the maximum gross floor area shall not exceed 50 percent of lot size or in this case 1,875 square feet and the appellant is proposing 2,269 square feet.
2. Section 357.09(b)(2)(B) which states that the required interior side yard shall not be less than $\frac{1}{4}$ the height building or in this case 6.9' and the appellant is proposing 3'.
3. Section 357.13(b)(1) which states that the roof canopy shall not project less than 10 feet from property line and the appellant is proposing 0'.
4. Section 357.13(4) which states that an open concrete porch shall not project more than 4' and the appellant is proposing 5'. The porch shall not be less than 10 feet from property line and the appellant is proposing 0 feet.
5. Section 341.02(b) which states that City Planning approval is required prior to the issuance of a building permit. (Filed November 2, 2018-No Testimony) *FIRST POSTPONEMENT MADE AT THE REQUEST OF THE ARCHITECT TO ALLOW FOR TIME FOR COMMUNITY REVIEW.*